

SUMMIT TOWNSHIP PLANNING COMMISSION

March 19, 2013

MEMBERS PRESENT: Robert Simmons, Vice Chairman; Jack Shelby, Secretary; Todd Emmons, Township Board Liaison; Natalie Stopyak, Recreation Planning Commission Liaison; George Gancsos Jr., Zoning Board of Appeals Liaison; Stephen Artz; Richard Erhardt; Allen Hooper and John Worden, Summit Township Zoning Administrator.

MEMBERS ABSENT: Raymond McQuillan, Chairman;

The meeting was called to order by Robert Simmons, Vice Chairman, on Tuesday, March 19, 2013 at 7:00 p.m. in the Township Hall meeting room at 2121 Ferguson Road.

A motion was made by A. Hooper, supported by T. Emmons, to approve the Tuesday, July 17, 2012 minutes as written. The motion carried unanimously.

2013 Election of Officers Chairman, Vice Chairman and Secretary

A motion was made by R. Erhardt, supported by G. Gancsos Jr., to retain Raymond McQuillan as Chairman, Robert Simmons as Vice Chairman and Jack Shelby as Secretary. The motion carried unanimously.

Jack Shelby volunteered to fill the Planning Commission Liaison vacancy on the Zoning Board of Appeals.

A motion was made by S. Artz, supported by R. Erhardt, to appoint Jack Shelby as the Planning Commission Liaison to the Zoning Board of Appeals. The motion carried unanimously.

Adoption of Meeting Calendar

A motion was made by G. Gancsos, supported by N. Stopyak, to approve the proposed adopted 2013-2014 calendar as presented. The motion carried unanimously.

Case #13-03-0007 – Rezoning of 3.360 Acres on Property Located West of South Jackson Road, East of Summit Oaks Mall and South of Summit Township Offices from Office (O-1) to Local Commercial (C-1) – Catering and Local Eatery – Thomas & Christy Vann, Applicants – F.A. Kennedy Co. LLC, Owner

A public hearing was held at the request of Thomas & Christy Vann, 5244 West Broadmoor Street, for the rezoning of the property located West of South Jackson Road, East of Summit Oaks Mall and South of Summit Township Offices (parcel of land #000-13-21-152-034-02) from Office (O-1) to Local Commercial (C-1). The improvement to the parcel will be for a catering and local eatery with drive access from South Jackson Road.

Tim Worth of O'Harrow Construction Company, 4575 Ann Arbor Road, was hired by the applicant to create a site plan and represent the applicants. The location is part of a large right of way because of an agreement made with the original owners of the parcel the Kennedys. The buffer goes from the standard thirty (30) feet to fifty (50) feet. Due to the elevation change there is only one ingress and egress to the parcel.

A motion was made by S. Artz, supported by J. Shelby to recommend to the Township Board approval of the rezoning request on the 3.360 Acres on Property Located West of South Jackson Road, East of Summit Oaks Mall and South of Summit Township Offices from Office (O-1) to Local Commercial (C-1) – Catering and Local Eatery. Motion passed unanimously.

Case#13-03-008 - Site Plan Review – 1361 Old McDevitt – Demo Old Building and Construct a 7,768 square feet 189 seat Restaurant – K2 property (Justin Klavon) Applicant/Owner

A public hearing was held at the request of K2 Properties, LLC (Justin Klavon), 5653 South Stoney Lake Road, for a site plan review of the property former Minder's and IGA occupancies. The site plan includes the requests of demoing the existing IGA building and constructing a 7,768 square feet restaurant with associated parking and utilities. The applicant was successful in obtaining a variance of fifteen (15) feet from the required twenty (20) feet buffering at the Thursday, March 14, 2013 Zoning Board of Appeals meeting. The property is 1.893 acres in size with frontage on Old McDevitt, McDevitt and US 127 South. The County Road Commission and MDot have approved the site plan.

Mr. Jack Ripstra; 2535 Spring Arbor Road of Ripstra & Scheppelman Civil Engineering & Land Surveying, was hired by the applicant to create a site plan and represent the applicant. Jack stated that the old IGA building did not comply with the township set backs. The new building will comply with the set backs, have ninety-six (96) parking spots, seat one hundred eighty nine (189) patrons, have a second floor banquet room and includes an outside patio. The site plans shows three storm water drains and it will connect to the existing sanitary sewer.

R. Ehradt asked if the storm water is enclosed

Jack Ripstra responded, yes on the 127 right away as approved by MDot.

J. Shelby pointed out that on the south side the asphalt slopes and on the north side it goes to a catch basin. He then questioned if the asphalt drain into the ground?

Jack Ripstra responded, that it drains to the ground and if the ground can't handle it will go to the retention basin. This type of asphalt is a recent requirement from the Drain commissioner, and the last four properties have used the same asphalt.

S. Artz questioned the completion date of the project.

Justin Klavon, Applicant/Owner, responded he hoped to have the restaurant up and running in the fall.

R. Ehradt asked if the signs would be visible

Jack Ripstra responded, the sign would be visible from 127 South.

The is a second floor for the building. It will be a banquet room.

R. Simmons, Vice Chairman asked about the lighting

Jack Ripstra responded that most of lighting is located on the building, and includes one in parking lot east of the building one north of the building and three along the building. All the lighting will reflect down.

A motion was made by J. Shelby, support by R. Ehradt, to recommend to the Township Board approval of the Site Plan for the demolition of the existing structure and construction of the 7,768 square feet on property at 1361 Old McDevitt, contingent upon the recommendations of an compliance with the requirements of the Jackson County Road Commission, Jackson County Drain Commissioner and the Summit Township Department. The motion was carried unanimously.

The commission was provided with a copy of the definition changes in the State Law that defines farmers market, roadside stands and the new state law on fireworks.

A motion was made by

, supported by

, to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Robert Simmons, Vice Chairman
Summit Township Planning Commission